

167.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

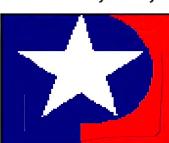
Total Card / Total Parcel

USE VALUE:

1,071,000 / 1,071,000

ASSESSED:

1,071,000 / 1,071,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCCABE DANIEL H	
Owner 2: HANSEN CHERYL	
Owner 3:	

Street 1: 3 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MCCABE DANIEL H -

Owner 2: -

Street 1: 3 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .283 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1907, having primarily Clapboard Exterior and 2118 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12348		Sq. Ft.	Site		0	70.	0.64	8									553,311						553,300	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104								12348.000		511,800		5,900		553,300		1,071,000							
Total Card								0.283		511,800		5,900		553,300		1,071,000		Entered Lot Size					
Total Parcel								0.283		511,800		5,900		553,300		1,071,000		Total Land:					
Source: Market Adj Cost																		Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		167.0-0002-0001.0				PAT ACCT.				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	TAX DISTRICT				ASR Map:			
2022	104	FV	511,800	5900	12,348.	553,300	1,071,000		Year end	12/23/2021								
2021	104	FV	489,300	5900	12,348.	553,300	1,048,500		Year End Roll	12/10/2020								
2020	104	FV	489,400	5900	12,348.	553,300	1,048,600	1,048,600	Year End Roll	12/18/2019								
2019	104	FV	398,600	5900	12,348.	553,300	957,800	957,800	Year End Roll	1/3/2019								
2018	104	FV	398,600	5900	12,348.	490,100	894,600	894,600	Year End Roll	12/20/2017								
2017	104	FV	375,500	5900	12,348.	411,000	792,400	792,400	Year End Roll	1/3/2017								
2016	104	FV	375,500	5900	12,348.	411,000	792,400	792,400	Year End	1/4/2016								
2015	104	FV	318,000	6000	12,348.	355,700	679,700	679,700	Year End Roll	12/11/2014								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/17/2015	151	Manual	1,500					Install beam in li	7/21/2018	MEAS&NOTICE	HS	Hanne S											
3/15/2000	141	Porch	19,000					PORCH, RESIDE	11/10/2008	Measured	345	PATRIOT											
6/4/1999	317	Alterati	2,000					REPAIR GARAGE DOOR	12/14/1999	Mailer Sent													
5/12/1998	274	Re-Roof	13,000					REROOF/GUTTERS	12/13/1999	Measured	163	PATRIOT											
1/7/1998	8	Redo Kit	4,800					REMODEL KIT/WINDOW	1/1/1982		PS												

Sign: VERIFICATION OF VISIT NOT DATA / / /

